



DECLARATION

I, **Deepak Kumar Sharma** son of Mr. Vijay Kumar Sharma, aged 38 years duly authorized by Espiring Buildtech Developers LLP having its registered office at E-44, Lal Bahadur Nagar Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017 who is the promoter of the proposed project “**AAHVAN PHASE- I**” situated at reconstituted Plot No. G-8 (Group Housing), Scheme Kanak Vrindavan and Niji Khatedari Khasra No. 938 To 940 & 946, Village- Sirsi, Sirsi Road, Tehsil & District- Jaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any flat/unit of the project and not accepted any advance payment and booking from the allottees towards any flat/unit of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.
3. That if any contradiction arises in the future the deponent will be responsible for it.

DEEPAK KUMAR SHARMA
(Deponent)

VERIFICATION

I, **Deepak Kumar Sharma** Son of Mr. Vijay Kumar Sharma, aged 38 years duly authorized by Espiring Buildtech Developers LLP do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

ATTESTED

30 DEC 2024

NISHANT KUMAR KATARA
NOTARY PUBLIC
JAIPUR CITY (RAJ) INDIA

DEEPAK KUMAR SHARMA
(Deponent)

ESPIRING BUILDTECH DEVELOPERS LLP

LLPIN: ACB-2793

A Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008

DECLARATION CUM UNDERTAKING

I, **Deepak Kumar Sharma** Son of Mr. Vijay Kumar Sharma, aged 38 years duly authorized by Espiring Buildtech Developers LLP having its registered office at E-44, Lal Bahadur Nagar Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017 who is the promoter of the proposed project “**AAHVAN PHASE- I**” situated at reconstituted Plot No. G-8 (Group Housing), Scheme Kanak Vrindavan and Niji Khatedari Khasra No. 938 To 940 & 946, Village- Sirsi, Sirsi Road, Tehsil & District- Jaipur, State- Rajasthan, do hereby solemnly declare and undertake:

1. **No criminal case** is pending against me or any other Partners or landowner; neither have we been convicted in any criminal case in the past. There is **no litigation pending** against the land and the Project in any court.
2. There is **no Encumbrance and Dispute** on the aforesaid Project and the project is free from all encumbrances and charge.

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

For **ESPIRING BUILDTECH DEVELOPERS LLP**



DEEPAK KUMAR SHARMA
(Authorized Signatory)

ESPIRING BUILDTECH DEVELOPERS LLP

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I, **Deepak Kumar Sharma** Son of Mr. Vijay Kumar Sharma, aged 38 years duly authorized by Espiring Buildtech Developers LLP having its registered office at E-44, Lal Bahadur Nagar Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017 who is the promoter of the proposed project “**AAHVAN PHASE – I**” situated at reconstituted Plot No. G-8 (Group Housing), Scheme Kanak Vrindavan and Niji Khatedari Khasra No. 938 To 940 & 946, Village- Sirsi, Sirsi Road, Tehsil & District- Jaipur, State- Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed **Ar. Gyanendra Singh Shekhawat** as Architect, **Er. Deepak Kumawat** as Engineer, **St. Er. Mahendra Singh Shekhawat** as Structural Engineer and **CA Pankaj Kumar Jain** as Chartered Accountant for our project. We have not yet appointed any contractor, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

I/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.

For **ESPIRING BUILDTECH DEVELOPERS LLP**



DEEPAK KUMAR SHARMA

(Authorized Signatory)

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project “**AAHVAN PHASE – I**” situated at reconstituted Plot No. G-8 (Group Housing), Scheme Kanak Vrindavan and Niji Khatedari Khasra No. 938 To 940 & 946, Village- Sirsi, Sirsi Road, Tehsil & District- Jaipur, State- Rajasthan.

(i) Status of the applicant: Limited Liability Partnership Firm

(ii) Details of Promoter: -

a. Name: Espiring Buildtech Developers LLP

b. Address: E-44, Lal Bahadur Nagar Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017

c. Copy of registration certificate –**Attached**

d. Main Objects: **Real Estate**

e. Name, photograph and address of Partners/Authorised Signatory:

1.	NAME	DEEPAK KUMAR SHARMA (AUTHORIZED SIGNATORY)	
	ADDRESS	E-44, Lal Bahadur Nagar Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017	
	CONTACT DETAILS AND MAIL ID	9829807452 deepak.sharma@kgkrealty.com	
2.	NAME	RAJESH JAIN (DESIGNATED PARTNER)	
	ADDRESS	E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017	
	CONTACT DETAILS AND MAIL ID	9257017391	

For ESPIRING BUILDTECH DEVELOPERS LLP


Authorized Signatory

3.	NAME	KGK CONSTRUCTION LLP (PARTNER)	
	ADDRESS	3 rd Floor, KGK Tower II, Dattapada Road, Rajendra Nagar, Near Ekta Bhoomi Gardens, Borivali (East), Mumbai - 400066	
	CONTACT DETAILS AND MAIL ID	info.roc@kgkreality.com	

(iii) PAN of Promoter: **AAKFE4055B**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: -

Bank Name - **ICICI Bank Limited**

Branch Name - Girdhar Marg

IFSC code - ICIC0006769

Bank A/c Number - 777705330035

Details of project land: Reconstituted Plot No. G-8 (Group Housing), Scheme Kanak Vrindavan and Niji Khatedari Khasra No. 938 To 940 & 946, Village- Sirsi, Sirsi Road, Tehsil & District- Jaipur, State- Rajasthan

Total Area of Project: **12469.39 square meters**

(v) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc.: **N.A**

(vi) Agency to take up external development works _____ Local Authority/Self Development: Local Authority

(vii) Registration fee through online payment as the case may be Payment ID 28166520250107184433 Transaction No. RERA-TRANS-223 of Rs. 538970 on 07-01-2025

(viii) Any other information the applicant may like to furnish: **N.A.**

For ESPIRING BUILDTECH DEVELOPERS LLP

 Authorized Signatory

2. I/we enclose the following documents in triplicate, namely: -
- (i) Authenticated copy of the PAN card of the promoter: **Attached**
 - (ii) ITR/Audited Balance Sheet of the promoter for the preceding financial year: **Attached**
 - (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Attached**
 - (iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **N.A.**
 - (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **N.A.**
 - (vi) An authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **Attached**
 - (vii) The Sanctioned Plan, Layout plan and Specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Attached**
 - (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Attached**
 - (ix) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
 - (x) Performa of the agreement for sale, proposed to be executed with the allottees: **Attached**
 - (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive Balcony or Verandah areas and the exclusive open terrace areas with the apartment, if any: **N.A.**

ESPIRINS BUILDTECH DEVELOPERS LLP

Authorized Signatory

- (xii) The number and areas of garage for sale in the project: **N.A.**
 - (xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **N.A.**
 - (xiv) The names and addresses of his real estate agents, if any, for the proposed project **N.A.**
 - (xv) The names and addresses of the architect, engineer, if any and other persons concerned with the development of the proposed project: **Declaration Attached**
 - (xvi) A declaration in Form-B. **Attached**
- (Note: If any of the above items is not applicable write "N.A." against the appropriate items)

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely: -

- (i)
- (ii)
- (iii)

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

For ESPIRING BUILDTECH DEVELOPERS LLP



Authorized Signatory

Yours faithfully

Signature and seal of the applicant(s)

ESPIRING BUILDTECH DEVELOPERS LLP

LLPIN: ACB-2793

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1.	NOC for Environment	Not Available*
2.	NOC for Airport Authority of India	Available
3.	NOC for Fire	Not Available*
4.	Water Supply Permission	Not Available*

*NOC for Environment, Fire and Water Supply Permission shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

For **ESPIRING BUILDTECH DEVELOPERS LLP**

ESPIRING BUILDTECH DEVELOPERS LLP



Authorized Signatory

DEEPAK KUMAR SHARMA

(Authorized Signatory)

ESPIRING BUILDTECH DEVELOPERS LLP

LLPIN: ACB-2793

A Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF THE "ESPIRING BUILDTECH DEVELOPERS LLP" ON TUESDAY, 19TH NOVEMBER 2024 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE LLP SITUATED AT E-44, LAL BAHADUR NAGAR RAMJIPURA, JLN MARG, JAIPUR, RAJASTHAN-302017.

AUTHORISATION TO MR. DEEPAK KUMAR SHARMA

"RESOLVED THAT pursuant to the applicable provisions if any of the Limited Liability Partnership Act, 2008 (including any statutory modification or re-enactment thereof for the time being in force and as may be enacted from time to time), the consent of Partners of the LLP, be and is hereby accorded to authorize **Mr. Deepak Kumar Sharma, Authorised Signatory** of Limited Liability Partnership to sign and submit various documents electronically or physically and to make applications, communications, representations, modifications or alterations on behalf of the LLP before the RERA authority as and when required."

"FURTHER RESOLVED THAT **Mr. Deepak Kumar Sharma, Authorised Signatory** of the Limited Liability Partnership be and is hereby authorized to represent the Limited Liability Partnership and to take necessary actions on all registration related issues including but not limited to presenting documents or records etc., on behalf of the Limited Liability Partnership liaising or representing for registration of the Limited Liability Partnership and also to make any alterations, additions, corrections, to the documents, papers, forms, etc., filed with RERA authorities and to sign the returns, documents, letters, correspondences etc. as and when required."

"RESOLVED FURTHER THAT a copy of this Resolution duly certified by any of the Partner of the LLP be furnished to anyone concerned or interested in the matter."

FOR ESPIRING BUILDTECH DEVELOPERS LLP

Name of Designated
Partner

For ESPIRING BUILDTECH DEVELOPERS LLP



Authorized Signatory

Rajesh Jain
Designated Partner
DPIN:05101605

Specimen Signature
For ESPIRING BUILDTECH DEVELOPERS LLP



Authorized Signatory

Authorised Signatory

Espiring Buildtech Developers LLP
ACB-2793

E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Malviya Nagar, Jaipur-17

Balance Sheet as at 31st March 2024		(Amount in Rs.)	
Particulars		Note	As on 31st March 2024
I	EQUITY AND LIABILITIES		
1	Owners' Funds		
	(A) Partner's Fixed Capital	1(a)	100,000.00
	(B) Partner's Current Capital	1(b)	81,742,012.00
2	Non-current liabilities		
	(A) Long-term borrowings		-
	(B) Deferred tax liabilities (Net)		-
	(C) Other long-term liabilities		-
	(D) Long-term provisions		-
3	Current liabilities		
	(A) Short-term borrowings		-
	(B) Trade payables	2	-
	-Total outstanding dues of micro, small and medium enterprises		-
	-Total outstanding dues of creditors other than micro, small and medium enterprises		250,027,721.00
	(C) Other current liabilities	3	90,647.00
	(D) Short-term provisions		-
	Total		331,960,380.00
II	ASSETS		
1	Non-current assets		
	(A) Property, Plant and Equipment and Intangible assets		
	-Property, Plant and Equipment		-
	-Intangible ASSETS		-
	-Capital work in progress		-
	-Intangible asset under development		-
	(B) Non-current investments		-
	(C) Deferred tax assets (Net)		-
	(D) Long Term Loans and Advances		-
	(E) Other non-current assets		-
2	Current assets		
	(A) Current investments		-
	(B) Inventories	4	331,513,467.00
	(C) Trade receivables		
	(D) Cash and bank balances	5	331,913.00
	(E) Short Term Loans and Advances		-
	(F) Other current assets	6	115,000.00
	Total		331,960,380.00

For and on Behalf of
Espiring Buildtech Developers LLP


Mukesh Jain
Nominee Designated Partner
On behalf of KGK Construction LLP
DIN : 08436971


Rajesh Jain
Designated Partner

DIN : 05101605

Place : Jaipur
Date : 27.05.2024

Espiring Buildtech Developers LLP

ACB-2793

E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Malviya Nagar, Jaipur-17

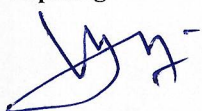
Statement of Profit and Loss for the period 22nd May to 31st March 2024

(Amount in Rs.)

Particulars		Note	For the year ended 31st March 2024
I	Revenue from operations		-
II	Other Income		-
III	Total Income (I+II)		-
IV	Expenses:		
	Construction/Development cost incurred		-
	Changes in inventories of finished goods, work-in-progress and Stock-in-Trade		-
	Employee benefits expense		-
	Finance costs		-
	Depreciation and amortization expense		
	Other expenses	7	307,988.00
	Total expenses		307,988.00
V	Profit/(loss) before exceptional and extraordinary items and tax (III- IV)		(307,988.00)
VI	Exceptional items (specify nature & provide note/delete if none)		-
VII	Profit/(loss) before extraordinary items and tax (V-VI)		(307,988.00)
VIII	Extraordinary Items (specify nature & provide note/delete if none)		-
IX	Profit before tax (VII-VIII)		(307,988.00)
X	Tax expense:		
	Current tax		-
	Excess/ Short provision of tax relating to earlier years		-
	Deferred tax charge/ (benefit)		-
			-
XI	Profit/(Loss) for the period from continuing operations (IX-X)		(307,988.00)
XII	Profit/(loss) from discontinuing operations		-
XIII	Tax expense of discontinuing operations		-
XIV	Profit/(loss) from discontinuing operations (after tax) (XII-XIII)		-
XV	Profit/(Loss) for the year (XI+XIV)		(307,988.00)

For and on Behalf of

Espiring Buildtech Developers LLP



Mukesh Jain

Nominee Designated Partner

On behalf of KGK Construction LLP

DIN : 08436971



Rajesh Jain

Designated Partner

DIN : 05101605

Place : Jaipur

Date : 27.05.2024

Espiring Buildtech Developers LLP
ACB-2793
E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Malviya Nagar, Jaipur-17

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED, 31ST MARCH, 2024

1(a) PARTNER'S FIXED CAPITAL							(Amount in Rs.)
Sr. No.	Name of Partner/ Proprietor/ Owner	Share of profit/ (loss) (%)	As at 22nd May 2023 (Opening Balance)	Capital Introduced during the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2024 (Closing Balance)
1	M/s KGK Constructions LLP	87.00%	-	99,990.00	4,990.00	-	95,000.00
2	Mr. Rajesh Jain	6.50%	-	2,500.00	-	-	2,500.00
3	Mr. Nagendra Pareek	6.50%	-	2,500.00	-	-	2,500.00
4	Mr. Mukesh Jain	-	-	10.00	10.00	-	-
TOTAL		100.00%	-	105,000.00	5,000.00	-	100,000.00

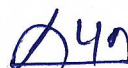
1(b) PARTNER'S CURRENT CAPITAL							(Amount in Rs.)
Sr. No.	Name of Partner/ Proprietor/ Owner	Share of profit/ (loss) (%)	As at 22nd May 2023 (Opening Balance)	Capital Introduced during the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2024 (Closing Balance)
1	M/s KGK Constructions LLP	87.00%	-	96,350,000.00	14,300,000.00	(294,184.27)	81,755,815.73
2	Mr. Rajesh Jain	6.50%	-	-	-	(6,800.18)	(6,800.18)
3	Mr. Nagendra Pareek	6.50%	-	-	-	(6,800.18)	(6,800.18)
4	Mr. Mukesh Jain	-	-	-	-	(203.37)	(203.37)
TOTAL		100.00%	-	96,350,000.00	14,300,000.00	(307,988.00)	81,742,012.00

2 TRADE PAYABLES		(Amount in Rs.)
Particulars		As at March 31st, 2024
1	For Goods and Services	-
	-Total outstanding dues of Micro and Small Enterprises*	250,027,721.00
	-Total outstanding dues of Creditors Other than Micro and Small Enterprises	
Total		250,027,721.00

*The Ministry of Micro, Small & Medium enterprises has issued an Office Memorandum dated 26 Aug. 2008 which recommends that the Micro and Small Enterprises should mentioned in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filling of the Memorandum, none of the supplier has informed the same. During the year the Company has called the suppliers status under MSMED Act and Based on the intimation received ,there are no amount payable to the entity which qualify under the definition of Micro, Medium and Small Enterprises under the Micro, Small and Medium Enterprises Development Act, 2006.

3 OTHER CURRENT LIABILITIES		(Amount in Rs.)
Particulars		As at March 31st, 2024
1	Statutory Liability	90,647.00
Total		90,647.00

4 INVENTORIES		(Amount in Rs.)
Particulars		As at March 31st, 2024
1	Land	326,400,300.00
2	Work-in-Progress	5,113,167.00
3	Finished Goods	-
Total		331,513,467.00

Espiring Buildtech Developers LLP
ACB-2793
E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Malviya Nagar, Jaipur-17

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED, 31ST MARCH, 2024

5 CASH AND BANK BALANCES		(Amount in Rs.)
Particulars		As at March 31st, 2024
1	Cash and cash equivalents	
	(a) Balance with Scheduled Banks	324,733.00
	-In Current Accounts	7,180.00
	(b) Cash on hand	
Total		331,913.00

6 OTHER CURRENT ASSETS		(Amount in Rs.)
Particulars		As at March 31st, 2024
1	Unsecured, Considered good	
	Advance Given to Suppliers/Service Providers	115,000.00
Total		115,000.00

7 OTHER EXPENSES		(Amount in Rs.)
Particulars		For the Year ended on 31st March 2024
1	Advertisement Expenses	283,319.00
2	Legal and professional charges	24,311.00
3	Penalty/Interest on Statutory Liability	358.00
Total		307,988.00

For and on Behalf of
Espiring Buildtech Developers LLP


Mukesh Jain

Nominee Designated Partner
 On behalf of KGK Construction LLP
 DIN : 08436971



Rajesh Jain
 Designated Partner

DIN : 05101605

Place : Jaipur
Date : 27.05.2024

Espiring Buildtech Developers LLP

ACB-2793

E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Malviya Nagar, Jaipur-17

List to the Notes of accounts

01. LIST OF ADVANCES

Particulars	As at 31st March, 2024
Advance given to parties for which value still to be receive	
IDEAS	115,000.00
Total	115,000.00

02. LIST OF TRADE PAYABLES

Particulars	As at 31st March, 2024
-Payable against Land	
Desire Infra Developers Pvt. Ltd.	60,942,164.00
Sarju Devi	94,528,918.00
Sujata Ojha	94,528,918.00
-Payable Others	
Cartel Corporate Services Pvt Ltd	16,240.00
Jitendra Mathur & Associates	11,481.00
Total	250,027,721.00

03. STATUTORY DUES

Particulars	As at 31st March, 2024
Tds On Contractors	647.00
Tds On Professional/Consultancy/Technical/Royalty	90,000.00
Total	90,647.00

04. INVENTORIES

Particulars	As at March 31,2024
Land Purchase	326,400,300.00
-Construction Work in Progress	
Site Security-Project Admin	38,167.00
Airport Noc-Project Consultancy	59,000.00
Architect Fees-Project Consultancy	4,897,000.00
Legal-Project Consultancy	119,000.00
Total Construction Work in Progress	5,113,167.00
Total	331,513,467.00

05. CASH & BANK BALANCES

Particulars	As at March 31,2024
Balances with Banks	
Balance with ICICI Bank	324,733.00
	324,733.00
Cash in hand	
Petty Cash	7,180.00
Total	331,913.00

